

# MINUTES OF MEETING OF STATE BUILDING COMMISSION

FEBRUARY 14, 2002

The State Building Commission met this day at 1:30 p.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

1:30 p.m.	Department of Transportation	Commissioner Bruce Saltsman
1:31 p.m.	Department of Human Services	Commissioner Natasha Metcalf
1:32 p.m.	Department of General Services	Commissioner Ed Jones
1:33 p.m.	Military Department	General Jackie D. Wood
1:34 p.m.	Department of Correction	Commissioner Donal Campbell
1:35 p.m.	University of Tennessee	President Eli Fly
1:37 p.m.	Tennessee Board of Regents	Chancellor Charles Manning
1:45 p.m.	Department of Finance and Administration	
1:47 p.m.	State Building Commission	

## STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate  
Jimmy Naifeh, Speaker of the House of Representatives  
C. Warren Neel, Commissioner, Department of Finance and Administration  
John G. Morgan, Comptroller of the Treasury  
Riley Darnell, Secretary of State

## STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Don Sundquist  
Steve Adams, State Treasurer

## STATE BUILDING COMMISSION STAFF PRESENT

Michael A. Fitts, State Architect  
Georgia Martin, Administrative Assistant

OTHERS PRESENT

Larry Kirk, Department of Finance and  
Administration

Sharon Willis, Department of Finance and  
Administration

Charles Harrison, Comptroller's Office

Mark Wood, Secretary of State's Office

Janie Porter, Attorney General's Office

Genie Whitesell, Attorney General's Office

Col. Greg Phelps, Military Department

Tom Giese, Department of Correction

Claire Drowota, Select Oversight Committee  
on Correction

Carl Brown, Department of Human Services

Ken Scalf, Department of Finance and  
Administration

Keith Robinson, Tennessee Board of  
Regents

Dennis Johnson, Department of General  
Services

Evadine McMahan, TN State Museum

Trish Rasbury, TN State Museum

Lois Riggins-Ezzell, TN State Museum

Bernard Weinstein, Bernard Weinstein  
Architects

David Gregory, Tennessee Board of Regents

Jerry Preston, Tennessee Board of Regents

Pat Haas, Bond Finance

Philip Scheurer, University of Tennessee

George Criss, University of Tennessee

Alvin Payne, University of Tennessee

Greg Stamps, Maffett-Stamps

Bill Maffett, Maffett-Stamps

Duane Hawkins, Department of Finance and  
Administration

Martha Staley, Department of Finance and  
Administration

John Rudley, Tennessee Board of Regents

Mary Margaret Collier, Bond Finance

Lieutenant Governor Wilder called the meeting to order at 1:30 p.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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**DEPARTMENT OF TRANSPORTATION**

1:30 p.m.

Commissioner Saltsman requested action on the following matters.

**SPECIAL ITEM**

- 1) Commissioner Saltsman stated that the quarterly status report for the Department of Transportation's improvements programs had been distributed to the members. The Commission acknowledged receipt of the report and had no comments.

**DISCUSSION OF BIDS**

- 1) **Regional Transportation Management Center**  
(Video Servers)  
SBC Project No. 243/020-01-00  
Bid date: 02/12/02  
SBC Action: No action required.

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DEPARTMENT OF HUMAN SERVICES

1:31 p.m.

Commissioner Metcalf requested action on the following matters.

TENNESSEE REHABILITATION CENTER, SMYRNA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Dorms D & E Upgrade** at the Tennessee Rehabilitation Center, Smyrna, and the selection of Pitts & Associates to design and supervise the project.

**Estimated Project Cost:**           **\$6,500,000.00**  
**SBC Project No.**           **442/006-01-02**

- 2) Approved a project and acknowledgment of the source of funding for **"N" Building Roof Repair** at the Tennessee Rehabilitation Center, Smyrna, with design services to be accomplished by Tennessee Architectural Services.

**Estimated Project Cost:**           **\$161,000.00**  
**SBC Project No.**           **442/006-02-02**

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**DEPARTMENT OF GENERAL SERVICES**

1:32 p.m.

Commissioner Ed Jones requested action on the following matters.

**SURPLUS PROPERTY/CENTRAL STORES WAREHOUSE, NASHVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Roof Replacement** at Surplus Property/Central Stores Warehouse with design services to be accomplished by Tennessee Architectural Services.

**Estimated Project Cost:                   \$355,000.00**  
*SBC Project No.                   460/092-01-02*

**STATE LIBRARY AND ARCHIVES BUILDING, NASHVILLE, TENNESSEE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$720,000.00 to \$880,000.00 (\$160,000.00 increase) of a project for **Reroof and Parapet Renovation** at the State Library and Archives Building, Nashville, Tennessee.

**Revised Estimated Project Cost:           \$880,000.00**  
*SBC Project No.           529/043-01-01*

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MILITARY DEPARTMENT

1:33 p.m.

General Wood requested action on the following matters.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$50,000.00 to \$125,000.00 (\$75,000.00 increase) of a project for **Electrical/Mechanical Engineering Consultant** to assist the Military Department in-house design staff.

**Revised Estimated Project Cost:        \$125,000.00**  
*SBC Project No.    361/000-03-01*

VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Renovate Buildings 681 and 682** at the Volunteer Training Site, Smyrna, with design services to be accomplished by in-house design staff with departmental consultants.

**Estimated Project Cost:        \$250,000.00**  
*SBC Project No.        361/079-01-02*

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DEPARTMENT OF CORRECTION

1:34 p.m.

Commissioner Campbell requested action on the following matter.

**SOUTH CENTRAL CORRECTIONAL CENTER, WAYNE COUNTY, TENNESSEE**

- 1) Approved a contract to **Operate, Manage and Maintain** the South Central Correctional Center in Clifton, Tennessee, by Corrections Corporation of America (CCA) including approval to lease the real property and structures to the operating contractor for the duration of the contract period, including any authorized option extensions with waiver of advertisement and appraisals for said lease.

<b>Estimated Maximum Contract Liability:</b>	<b>\$76,574,509.00</b>
<i>SBC Project No.</i>	<i>142/018-01-01</i>

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UNIVERSITY OF TENNESSEE

1:35 p.m.

President Fly requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a revision in the estimated project cost from \$11,200,000.00 to \$12,100,000.00 (\$900,000.00 increase), approval to allocate funding and authorization to proceed with a project for **Neyland Thompson Sports Center Addition** at the University of Tennessee at Knoxville, Tennessee.

**Revised Estimated Project Cost:           \$12,100,000.00**  
*SBC Project No.    540/009-04-01*

- 2) Approved a project and acknowledgment of the source of funding for **Apartment Residence Hall Renovation** at the University of Tennessee at Knoxville, and the selection of Michael Brady, Inc. to design and supervise the project.

**Estimated Project Cost:                   \$1,300,000.00**  
*SBC Project No.       540/009-01-02*

- 3) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$1,180,000.00 to \$1,400,000.00 (\$220,000.00 increase) to combine projects for **Hess Hall Elevator Improvements** (SBC No. 540/009-07-00) and **South Carrick Elevator Improvements** (SBC No. 540/009-08-96) at the University of Tennessee Knoxville.

**Revised Estimated Project Cost:           \$1,400,000.00**  
*SBC Project No.    540/009-07-00*

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Nash Building Laboratory Renovation** at University of Tennessee Health Science Center, Memphis, Tennessee.

**Estimated Project Cost:                   \$200,000.00**  
*SBC Project No.       540/013-01-02*



**UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, JACKSON, TENNESSEE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,860,000.00 to \$2,175,000.00 (\$315,000.00 increase) of a project for **Jackson Family Practice Center Renovation & Addition** at the University of Tennessee Health Science Center, Jackson, and authorization to award a contract to MG Construction of Jackson, in the amount of base bid and alternates of \$1,821,256.00, based on bids received February 7, 2002.

**Revised Estimated Project Cost:       \$2,175,000.00**  
**SBC Project No.     540/013-04-99**

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TENNESSEE BOARD OF REGENTS

1:37 p.m.

Chancellor Manning requested action on the following matters.

SYSTEMWIDE

- 1) Approved a request for a revision in funding from \$16,557,617.00 to \$16,702,617 (\$145,000.00 increase), and acknowledgment of the source of funding for **CFC Chiller Conversions** at Institutions System-wide.

**Revised Estimated Project Cost:** \$ 16,702,617.00  
**SBC Project No.** 166/000-02-97

- 2) Approved a request for a revision in funding from \$600,000.00 to \$750,000.00 (\$150,000.00 increase), and acknowledgment of the source of funding for **CFC Chiller Conversions (part 2)** at Institutions System-wide.

**Revised Estimated Project Cost:** \$ 750,000.00  
**SBC Project No.** 166/000-02-01

PELLISSIPPI STATE TECHNICAL COMMUNITY COLLEGE, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$758,000.00 to \$1,079,382.00 (\$321,382.00 increase) for **Division Street HVAC Upgrade** at Pellissippi State Technical Community College in Knoxville, Tennessee.

**Revised Estimated Project Cost:** \$ 1,079,382.00  
**SBC Project No.** 166/032-01-00

ROANE STATE COMMUNITY COLLEGE, HARRIMAN, TENNESSEE

- 1) Approved a request for substitution of subcontractors for **Scott County Multi-Purpose Laboratory Addition** at Roane State Community College in Harriman, Tennessee.

**Estimated Project Cost:** \$ 450,000.00  
**SBC Project No.** 166/027-01-00

**AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE**

- 1) Approved a request to allocate funding, acknowledgment of the source of funding and authorization to proceed with a project for **Housing Infrastructure Upgrade** at Austin Peay State University in Clarksville, Tennessee.

**Estimated Project Cost:** \$ 1,500,000.00  
**SBC Project No.** 166/003-04-01

**TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE**

- 1) Approved the Early Design Phase of a project for **Residence Halls Replacements** for Tennessee Technological University in Cookeville, as presented by the joint venture designers from the firms of Maffett – Stamps, PLLC and Bernard L. Weinstein and Associates.

**Estimated Project Cost:** \$ 13,000,000.00  
**SBC Project No.** 166/011-02-01

**Discussion of Bids**

- 1) **Middle Tennessee State University, Murfreesboro**  
(Site Improvements Phase 1A)  
SBC Project No. 166/009-04-98  
Bid date: 02/13/02  
SBC Action: No action required
- 2) **Middle Tennessee State University, Murfreesboro**  
(Honors College New Construction)  
SBC Project No. 166/009-05-00  
Bid date: 02/20/02  
SBC Action: Referred to Subcommittee, with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

1:45 p.m.

VOLUNTEER STATE COMMUNITY COLLEGE

- 1) Mr Fitts presented the results of the Bid Error Review Panel concerning a project to **Upgrade Campus Infrastructure** at Volunteer State Community College. He stated that Anderson Piping Company had withdrawn their bid because of a subcontractor's quote that was utilized in their bid and was found to be unreasonably low. He added that the Bid Error Review Panel had not recommended return of Anderson's bid bond because the error was not deemed to be clerical. Mr. Fitts added that Martin Gilmore of Anderson Piping was there to discuss his request for return of his bid bond. Lieutenant Governor Wilder asked for Mr. Fitts' recommendation. Mr. Fitts stated that he believed Anderson Piping Company's action was in the best interest of the contractor and the State and that he recommended return of the bid bond without forfeiture. The Commission then approved Mr. Fitts' recommendation.

*SBC Project No. 166/025-02-96*

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$2,350,000.00 to \$2,480,000.00 (\$130,000.00 increase) of a project for **Hazardous Materials Consultant**, statewide.

**Revised Estimated Project Cost: \$2,480,000.00**  
*SBC Project No. 529/000-02-98*

POLK CENTER, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Phase 3 Renovation** at the James K. Polk State Office Building, Nashville, and the selection of I.C. Thomasson Associates to assist Tennessee Architectural Services with design services.

**Estimated Project Cost: \$1,800,000.00**  
*SBC Project No. 529/075-01-02*

- 2) Approved a request to add a consultant and for Tennessee State Museum to contract for professional and general contracting services on a project for **TPAC ADA and Restroom Upgrade** at the Polk Center, Nashville, not to exceed maximum amounts identified below.

<b>Total Cost for Services:</b>	<b>Not to exceed \$191,800.00</b>
Steven Weintraub, art conservator, Art Preservation Services	Value of contract not to exceed \$47,800.00
Hershel Parker, lead art handler	Value of contract not to exceed \$39,000.00
Leatherwood, Inc., general contractor	Value of contract not to exceed \$105,000.00
Scott Bonner, photographic documentation	Value of contract not to exceed \$7,500.00
<i>SBC Project No.</i>	<i>529/075-05-00</i>

**FOSTER AVENUE COMPLEX, NASHVILLE, TENNESSEE**

- 1) Deferred a request for approval to preplan a project and acknowledgment of the source of funding for **New Title and Registration Building** at Foster Avenue Complex, and selection of a designer to plan the project.

<b>Estimated Project Cost:</b>	<b>\$7,200,000.00</b>
<b>Estimated Planning Cost:</b>	<b>\$ 100,000.00</b>
<i>SBC Project No.</i>	<i>529/021-01-02</i>

**STATE CAPITOL GROUNDS, NASHVILLE, TENNESSEE**

- 1) Approved a request to extend the term of the loan for one year by the James K. Polk Memorial Association to the State of two urns displayed at the grave of President and Mrs. Polk on the Capitol Grounds in Nashville, Tennessee.

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## STATE BUILDING COMMISSION

### MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on January 10, 2002.

### COMPILATION OF THE 2002 BY-LAWS, POLICY AND PROCEDURES OF THE STATE BUILDING COMMISSION

- 1) Approved the compilation of the 2002 By-Laws, Policy and Procedures of the State Building Commission as revised below:

Add the following paragraph E to Item 3.02, *General Stages of Review*:

#### **3.02 GENERAL STAGES OF REVIEW**

E. First stage approval of a project (sub-paragraph 3.02(A)(1) automatically carries with it, SBC approval of all usual and customary easements, licenses, disposals of utilities, right of entries, and right of ways necessary for the maintenance and support of utilities for the project. Any such action shall be reported to the full Commission at their next regularly scheduled meeting following the execution of the legal documents reflecting the action taken.

### REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **Tennessee Rehabilitation Center**  
(Paving & Sidewalk Repairs)  
Change Order No. 2  
Change Order Amount: \$113,930.00  
Change Order Percent: 49.11  
Cumulative Percent 52.49  
SBC Project No. 442/006-01-99
2. **Tennessee Rehabilitation Center**  
(Paving & Sidewalk Repairs)  
Change Order No. 3  
Change Order Amount: \$3,343.00  
Change Order Percent: 1.44  
Cumulative Percent 53.93  
SBC Project No. 442/006-01-99

3. **Tennessee Rehabilitation Center**  
(Boiler Replacement and Pipe Insulation)  
Change Order No. 5  
Change Order Amount: \$2,247.00  
Change Order Percent: 1.08  
Cumulative Percent 22.57  
SBC Project No. 442/006-01-00
4. **Western Mental Health Institute**  
(Replace Deaerator Tank)  
Change Order No. 1  
Change Order Amount: \$32,721.00  
Change Order Percent: 33.84  
Cumulative Percent 33.84  
SBC Project No. 344/015-01-99
5. **Volunteer Training Site, Smyrna**  
(Building 425 Renovation, Ph. 2)  
Change Order No. 2  
Change Order Amount: \$5,465.15  
Change Order Percent: 3.18  
Cumulative Percent 43.48  
SBC Project No. 361/000-01-99
6. **Turney Center**  
(Kitchen Renovations)  
Change Order No. 4  
Change Order Amount: \$43,040.37  
Change Order Percent: 7.76  
Cumulative Percent 16.88  
SBC Project No. 142/005-02-99
7. **Paris Landing State Park**  
(Irrigation System Upgrades)  
Change Order No. 3  
Change Order Amount: \$22,409.06  
Change Order Percent: 3.45  
Cumulative Percent 12.77  
SBC Project No. 126/075-02-00
8. **TBI Consolidated Facility**  
Change Order No. 46  
Change Order Amount: \$3,867.83  
Change Order Percent: 0.02  
Cumulative Percent 10.62  
SBC Project No. 500/001-02-96

9. **Walters State Community College**  
(Safety Correction College Center)  
Change Order No. 8  
Change Order Amount: \$111,339.21  
Change Order Percent: 7.9  
Cumulative Percent 19.53  
SBC Project No. 166/023-01-99
10. **Statewide**  
(UST Renovation)  
Change Order No. 3  
Change Order Amount: \$19,548.10  
Change Order Percent: 9.9  
Cumulative Percent 19.7  
SBC Project No. 529/000-05-97
11. **University of Memphis**  
(Brick & Façade Repairs)  
Change Order No. 4  
Change Order Amount: \$3,474.00  
Change Order Percent: .83  
Cumulative Percent 11.85  
SBC Project No. 166/007-04-99
12. **Tennessee Prison for Women**  
(Expansion, Phase 2)  
Change Order No. 47  
Change Order Amount: \$113,423.60  
Change Order Percent: 0.7  
Cumulative Percent 10.6  
SBC Project No. 142/009-01-94
13. **Norris Dam State Park**  
(Swimming Pool Repairs)  
Change Order No. 6  
Change Order Amount: \$3,619.00  
Change Order Percent: .30  
Cumulative Percent 23.61  
SBC Project No. 126/063-01-97
14. **Department of Transportation**  
(Reroof Aeronautics Building)  
Change Order No. 1  
Change Order Amount: \$3,864.00  
Change Order Percent: 11.6  
Cumulative Percent 11.6  
SBC Project No. 246/047-01-98



**SUB-COMMITTEE REPORT**

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on January 22, 2002.

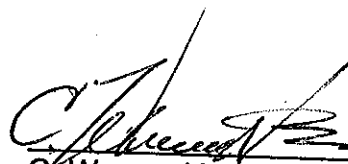
**DESIGNER SELECTION LIST**

- 1) Approved the following designer selections as recommended:
  - a) **Ghost River State Natural Area**  
(Boardwalk Construction)  
Estimated Project Cost: \$140,750.00  
SBC Project No. 126/044-01-02  
Designer: **RITCHIE SMITH ASSOCIATES**
  - b) **University of Tennessee at Memphis**  
(Basic/Clinical Sciences Research Building)  
Estimated Project Cost: \$22,000,000.00  
SBC Project No. 540/013-07-01  
Designer: **HNEDAK BOBO GROUP / THE HORRELL GROUP,  
A JOINT VENTURE**
  - c) **Tennessee Rehabilitation Center**  
(Dorms D & E Upgrade)  
Estimated Project Cost: \$6,500,000.00  
SBC Project No. 442/006-01-02  
Designer: **PITTS & ASSOCIATES**
  - d) **University of Tennessee at Knoxville**  
(Apartment Residence Hall Renovation)  
Estimated Project Cost: \$1,300,000.00  
SBC Project No. 540/009-01-02  
Designer: **MICHAEL BRADY, INC.**
  - e) **James K. Polk Center**  
(Phase 3 Renovation)  
Estimated Project Cost: \$1,800,000.00  
SBC Project No. 529/075-01-02  
Designer: **I.C. THOMASSON ASSOCIATES**

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There being no further business, the meeting adjourned at 1:50 p.m.

APPROVED BY:

  
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C. Warren Neel, Ph.D., Commissioner  
Department of Finance and Administration